

September 22, 2009

**Site Plan:** Frisco Corners Addition, Block 1, Lot 17 (SPFP09-0018)

**Owner(s):** Castle Montessori of Frisco LP.

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**DESCRIPTION:**

A Child Day Care on one lot on 2.4± acres on the east side of Legendary Drive, 620± feet south of Lebanon Road. Zoned Commercial-1. Neighborhood #30. RC

**REMARKS:**

<b>Access:</b>	Access is provided from Legendary Drive.
<b>Cross access:</b>	Cross access is provided to the north and east.
<b>Parking:</b>	Parking is adequate.
<b>Open space:</b>	Open space is adequate.
<b>Tree Preservation:</b>	There are no protected trees on this site.
<b>Screening:</b>	Screening is not required.
<b>Façade Plan:</b>	A façade plan has been submitted for review.
<b>Landscape Plan:</b>	A landscape plan has been submitted for review.
<b>Additional Information:</b>	A Specific Use Permit for a Child Day Care and a Revised Preliminary Site Plan has been reviewed concurrently with this submittal; approval of this site plan is contingent upon their approval.

**RECOMMENDATION:**

Recommended for approval subject to:

1. City Council approval of the Ordinance SUP09-0009 for a child day care.
2. Staff approval of the façade plans.
3. Staff approval of the landscape plans.
4. Approval and recordation of a Final Plat prior to Final Acceptance.
5. Additions and/or alterations to the site plan resulting from the changes to the construction plans by Engineering Services.